

069.0

0005

0004.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
919,800 / 919,800  
919,800 / 919,800  
919,800 / 919,800

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		MYSTIC BANK, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: WOOLKALIS BRANDON A	
Owner 2: BOLESKY KARA E	
Owner 3:	

Street 1: 12 MYSTIC BANK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: KATAYAMA ATSUMI -

Owner 2: -

Street 1: 16 MYSTIC BANK

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Conventional Building built about 1936, having primarily Wood Shingle Exterior and 3467 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5214		Sq. Ft.	Site		0	70.	1.66	12			View	50					605,239						605,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
101		5214.000	314,600		605,200	919,800		
Total Card		0.120	314,600		605,200	919,800	Entered Lot Size	
Total Parcel		0.120	314,600		605,200	919,800	Total Land:	
Source: Market Adj Cost				Total Value per SQ unit /Card:	265.29	/Parcel: 265.29	Land Unit Type:	

User Acct	44525
GIS Ref	
GIS Ref	
Insp Date	
10/25/18	



## USER DEFINED

Prior Id # 1:	44525
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	03:04:58
mmcmakin	
5969	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	314,600	0	5,214.	605,200	919,800		Year end	12/23/2021
2021	101	FV	314,600	0	5,214.	605,200	919,800		Year End Roll	12/10/2020
2020	101	FV	314,400	0	5,214.	605,200	919,600	919,600	Year End Roll	12/18/2019
2019	101	FV	279,400	0	5,214.	562,000	841,400	841,400	Year End Roll	1/3/2019
2018	101	FV	279,400	0	5,214.	562,000	841,400	841,400	Year End Roll	12/20/2017
2017	101	FV	279,400	0	5,214.	492,800	772,200	772,200	Year End Roll	1/3/2017
2016	101	FV	279,400	0	5,214.	449,600	729,000	729,000	Year End	1/4/2016
2015	101	FV	279,400	0	5,214.	397,700	677,100	677,100	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KATAYAMA ATSUMI	77086-130	1	3/1/2021		1,255,000	No	No		
	12261-34		8/4/1972		37,500	No	No	Toshihiro Katayama dod 1/9/2013	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2002	406	Alterati	3,500	O		G4	GR FY04	3X14 OVERHANG

## ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	SQ Mailed	MM	Mary M
10/25/2018	MEAS&NOTICE	BS	Barbara S
3/19/2009	Meas/Inspect	163	PATRIOT
11/20/1999	Inspected	263	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type:	22 - Conventional	%		Full Bath:	1	Rating:	Good	A Bath:		Rating:						22	3				
Sty Ht:	2 - 2 Story			3/4 Bath:	1	Rating:	Good								WDK	16					
(Liv) Units:	1	Total:	1	A 3QBth:		Rating:									WDK	7					
Foundation:	3 - BrickorStone			1/2 Bath:	2	Rating:	Average								(200)	(304)					
Frame:	1 - Wood			A HBth:		Rating:										3					
Prime Wall:	1 - Wood Shingle			OthrFix:		Rating:										12					
Sec Wall:		%																			
Roof Struct:	1 - Gable																				
Roof Cover:	1 - Asphalt Shgl																				
Color:	GRAY																				
View / Desir:																					
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>													
Grade:	C - Average			Kits:	1	Rating:	Very Good														
Year Blt:	1936			A Kits:		Rating:															
Alt LUC:				Fpl:	1	Rating:	Average														
Jurisdct:	G4			WSFlue:		Rating:															
Const Mod:																					
Lump Sum Adj:																					
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL:	STD			Location:				Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal:	1 - Drywall			Total Units:				Interior:		1	5	2									
Sec Int Wall:		%		Floor:				Additions:													
Partition:	T - Typical			% Own:				Kitchen:													
Prim Floors:	3 - Hardwood			Name:				Baths:													
Sec Floors:	4 - Carpet	50%						Plumbing:													
Bsmnt Flr:	6 - Ceramic Tile							Electric:													
Subfloor:								Heating:													
Bsmnt Gar:								General:													
Electric:	3 - Typical																				
Insulation:	2 - Typical																				
Int vs Ext:	S																				
Heat Fuel:	2 - Gas																				
Heat Type:	3 - Forced H/W																				
# Heat Sys:	1																				
% Heated:	100																				
% AC:																					
Solar HW:	NO																				
% Com Wal																					
% Sprinkled:																					
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 069.0-0005-0004.A												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N					Total Yard Items:													Total:			